

In re:  
Yongping Wang  
Debtor

Case No. 19-16681-amc  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0313-2  
Date Rcvd: Mar 08, 2021

User: admin  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 4

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 10, 2021:

Recip ID	Recipient Name and Address
db	+ Yongping Wang, 2601 Pennsylvania Avenue, Unit 945, Philadelphia, PA 19130-2340
cr	+ J.P. Morgan Mortgage Acquisition Trust 2006-WF1, 14841 Dallas Pkwy Suite 425, Dallas, TX 75254-8067

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
cr	+ Email/Text: mstranen@marcushoffman.com	Mar 09 2021 03:25:00	2601 Parkway Condominium Association, c/o Michelle J. Stranen, 326 W. State Street, Media, PA 19063-3861
cr	Email/Text: megan.harper@phila.gov	Mar 09 2021 03:25:00	CITY OF PHILADELPHIA, Tax & Revenue Unit, 1401 JOHN F. KENNEDY BLVD., 5TH FLOOR, Major Tax Litigation Division, Philadelphia, PA 19102-1595

TOTAL: 2

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 10, 2021

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 8, 2021 at the address(es) listed below:

Name	Email Address
ALBERT JAMES MILLAR	on behalf of Creditor PA Dept of Revenue RA-occbankruptcy3@state.pa.us RA-occbankruptcy6@state.pa.us

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ANDREW L. SPIVACK

on behalf of Creditor Deutsche Bank National Trust Company et.al. andrew.spivack@brockandscott.com,  
wbcef@brockandscott.com

BRANDON J PERLOFF

on behalf of Debtor Yongping Wang bperloff@perlofflaw.com kmecf1429@gmail.com

JEROME B. BLANK

on behalf of Creditor Deutsche Bank National Trust Company et.al. paeb@fedphe.com

MARIO J. HANYON

on behalf of Creditor Deutsche Bank National Trust Company et.al. wbcef@brockandscott.com, wbcef@brockandscott.com

MICHELLE JEANNE STRANEN

on behalf of Creditor 2601 Parkway Condominium Association mstranen@marcushoffman.com

PAMELA ELCHERT THURMOND

on behalf of Creditor CITY OF PHILADELPHIA pamelathurmond@phila.gov karenablaylock@phila.gov

REBECCA ANN SOLARZ

on behalf of Creditor J.P. Morgan Mortgage Acquisition Trust 2006--WF1 U.S. Bank National Association, as Trustee  
bkgroup@kmlawgroup.com

ROBERT J. DAVIDOW

on behalf of Creditor Deutsche Bank National Trust Company et.al. robert.davidow@phelanhallinan.com

SCOTT F. WATERMAN (Chapter 13)

ECFMail@ReadingCh13.com

THOMAS YOUNG.HAE SONG

on behalf of Creditor Deutsche Bank National Trust Company et.al. paeb@fedphe.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 12

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Yongping Wang

Debtor(s)

Specialized Loan Servicing LLC as servicer for  
J.P. Morgan Mortgage Acquisition Trust 2006--  
WF1, U.S. Bank National Association, as  
Trustee

v.

Yongping Wang

and

Scott F. Waterman

Trustee

Chapter 13

NO. 19-16681 AMC

**ORDER**

AND NOW, this            day of            , 2021 upon the filing of a Certification of Default by the  
Movant in accordance with the Stipulation of the parties approved on    it is ORDERED AND DECREED that:

The Automatic Stay of all proceedings, as provided under [11 U.S.C. Sections 362](#) and [1301](#) of the  
Bankruptcy Reform Act of 1978 (The Code) 11 U.S.C. [11 U.S.C. Sections 362](#) and [1301](#) (if applicable), is  
modified to allow Specialized Loan Servicing LLC as servicer for J.P. Morgan Mortgage Acquisition Trust 2006--  
WF1, U.S. Bank National Association, as Trustee and its successor in title to proceed with the execution process  
through, among other remedies but not limited to Sheriff's Sale regarding the premises 2623 East Madison Street  
Philadelphia, PA 19134.

The stay provided by Bankruptcy Rule 4001(a)(3) has been waived.

**Date: March 8, 2021**



\_\_\_\_\_  
United States Bankruptcy Judge.

cc: See attached service list

Yongping Wang  
2601 Pennsylvania Avenue, Unit 945  
Philadelphia, PA 19130

Scott F. Waterman  
2901 St. Lawrence Ave.  
Suite 100  
Reading, PA 19606

Brandon J. Perloff  
Kwartler Manus, LLC  
1429 Walnut Street, Suite 701  
Philadelphia, PA 19102

KML Law Group, P.C.  
Suite 5000 – BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532